

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 9, 2005  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Schultz at 9:05 a.m. Chairperson Schultz adjourned the meeting at 12:25 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-present  
Mary Wright, Planning Department-not present  
Bob Manis, Planning Department-present  
Gary Halbert, Development Services-present  
Marcela Escobar-Eck, Development Services-not present  
Doug Humphreys, Deputy City Attorney-present  
William Witt, Deputy City Attorney-not present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**  
Staff requested that Item No. 20 San Pasqual Valley Plan Community Plan Amendment be continued to June 16, 2005.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 9, 11, 15, 16, 17, 18 and 19 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Coleen Clementson advised that a revised draft will be available to the Commission the early part of July for the July 14 scheduled workshop.  
  
The Counsel of Design Professionals has offered to put together a workshop on July 15 at Balboa Park to review the issues that relate particularly to the design of villages – the urban design element, mobility and the land use element.  
  
A workshop is scheduled with the LU&H Committee on July 27 for the draft General Plan update as well.

ITEM-5: **COMMISSION COMMENT:**  
None.

ITEM-6: **APPROVAL OF THE MINUTES OF MAY 26, 2005.**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF MAY 19, 2005.  
Second by Garcia. Passed by a 5-0 vote with Chairperson Schultz and Commissioner Steele recusing.

MOTION BY CHASE TO APPROVE THE MINUTES OF MAY 26, 2005 WITH A CORRECTION TO A TYPOGRAPHICAL ERROR ON PAGE 4 TO DELETE THE FIRST "SHOULD BE" UNDER PARKING. Second by Garcia. Passed by a 7-0 vote.

**ITEM-7: SAN DIEGO HEALTH & FAITH ALLIANCE – PROJECT NO. 29545.**

Sandra Teasley reminded the Commission that the applicant for this project submitted a letter to the Planning Commission dated May 2, 2005 withdrawing their application for this project; therefore the project has been withdrawn.

**ITEM-8: CPI 3511 TENTATIVE MAP - PROJECT NO. 40146.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-115. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

**ITEM-9: McCLINTOCK STREET TENTATIVE MAP – PROJECT NO. 51330.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-135. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

**ITEM-10: APPEAL OF STAFF DECISION – WALTZ RESIDENCE – PROJECT NO. 34711 .**

Bob Korch and Glenn Gargas presented Report to the Planning Commission No. PC-05-192.

Testimony in favor of the appeal by opposed to the project by Susan Ragsdale and Jim Ragsdale.

Testimony in opposition to the appeal in favor of the project by Matt Peterson, Tom Waltz, Dan Blackwell, Jeff Elden, Jane Darnell, Carter Darnell and Andrew Nugont.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-11: **911 MISSOURI STREET TENTATIVE MAP – PROJECT NO. 50055.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-156. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-12: **3766 31<sup>ST</sup> STREET TENTATIVE MAP – PROJECT NO. 63074.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-193. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-13: **4955 NARRAGANSETT AVENUE TENTATIVE MAP – PROJECT NO. 60108.**

Cory Wilkinson presented Report to the Planning Commission No. PC-05-194.

Testimony in favor by Philip Buckley.

No one present to speak in opposition to this project.

Public testimony was closed.

**COMMISSION ACTION:**

Motion by Griswold to deny the project as it does not meet the findings and is not in conformance with the applicable LCP, nor that it complies with the regulations

of the certified implementation program. Second by Chase. Failed by a 2-5 vote with Chairperson Schultz, Vice-Chairperson Garcia and Commissioners Otsuji, Steele and Ontai voting nay.

MOTION BY ONTAI TO APPROVE THE PROJECT AS IT DOES MEET THE CURRENT POLICIES THAT EXIST TODAY. Second by Garcia. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

**ITEM-14: KENSINGTON PARK TENTATIVE MAP - PROJECT NO. 49622**

Firouzeh Tirandazi answered questions raised by the Commission and read a correction into the record to delete Condition No. 17 of the Tentative Map.

Testimony in favor by Walter Schwerin.

No one present to speak in opposition to this matter.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-155 AS WELL AS THE CORRECTION READ INTO THE RECORD. Second By Griswold. Passed by a 7-0 vote.

**ITEM-15: 4351 ALABAMA TENTATIVE MAP - PROJECT NO. 56165.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-195. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

**ITEM-16: GEORGIA STREET TENTATIVE MAP – PROJECT NO. 34579.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING

COMMISSION NO. PC -05-179. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-17: **HOUSE OF BLUES TENTATIVE MAP – PROJECT NO. 50091.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC -05-171. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-18: **4519 NORTH AVENUE TENTATIVE MAP – PROJECT NO. 50955.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC -05-197. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-19: **PROPOSED FY 2006 CAPITAL IMPROVEMENTS PROGRAM BUDGET CONFORMANCE.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC -05-191. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-20: **SAN PASQUAL VALLEY VISION PLAN /COMMUNITY PLAN AMENDMENT/REZONE**

**COMMISSION ACTION:**

MOTION BY GARCIA TO CONTINUE TO JUNE 16, 2005. Second by Griswold. Passed by a 7-0 vote.

ITEM-21: **WEST POINT LOMA MARSH RESTORATION – PROJECT NO. 64678.**

**COMMISSION ACTION:**

CONSENT MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-185. Second by Garcia. Passed by a 7-0 vote.

ITEM-22: **LAKE HODGES BRIDGE SITE DEVELOPMENT PERMIT - PROJECT NO. 5429.**

Tim Daly presented Report to the Planning Commission No. PC-04-196.

Testimony in favor by Dick Bobertz, Stephen Alvarez and David Kreitzer.

Testimony in opposition by Jim Barross.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE SITE DEVELOPMENT PERMIT TO CONSTRUCT A 990 FOOT LONG PEDESTRIAN/BICYCLE BRIDGE AND RELATED TRAIL WITH THE FOLLOWING RECOMMENDATIONS:

ENCOURAGE 24 HOUR ACCESS OF THE BRIDGE AS THIS IS A FEDERALLY FUNDED TRANSPORTATION CORRIDOR AND IS REPLACING OTHER 24 HOUR ACCESS, THEREFORE IT SHOULD BE MAINTAINED.

CONDITION NO. 16 BE MODIFIED TO ALLOW FOR THE LIGHTING ON THE BRIDGE TO MATCH THE TIMES OF OPENING. Second by Griswold. Passed by a 7-0 vote.

MOTION BY GARCIA TO RECOMMEND THAT CALTRANS INVESTIGATE THE ABILITY TO INSTALL A DETECTOR FOR THE SIGNAL AT THE INTERSECTION OF THE ON-RAMP ON RANCHO BERNARDO ROAD FOR BICYCLE TRAVEL TO BE ACCESSIBLE IN ALL DIRECTIONS AS A TRANSPORTATION FACILITY. Second by Chase. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Schultz at 12:25 p.m.